

The Marketplace

at The Enclave

SWC SCHLEISMAN ROAD
AND ARCHIBALD AVENUE
EASTVALE, CA



Anchored by



Anchor, Pad and Shop Space Available



PROJECT FEATURES

- 89,000 SF neighborhood center anchored by CVS, AutoZone (opening soon), Jack in the Box (opening soon) & Starbucks (openning soon).
- Prime site located on two major streets
- Adjacent to recently opened Lewis-developed 490 unit master planned community of The Enclave at Eastvale being built by KB Home
- Strong existing population and well-positioned to capture future residential growth

TRAFFIC COUNT

22,896 ADT at Intersection of Schleisman Rd. & Archibald Ave.

Source: Webb & Associates

DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius
2011 Estimated Population	57,329	154,913
2016 Projected Population	65,783	172,079
2011 Est. Avg. HH Income	\$94,311	\$90,410

Source: Claritas

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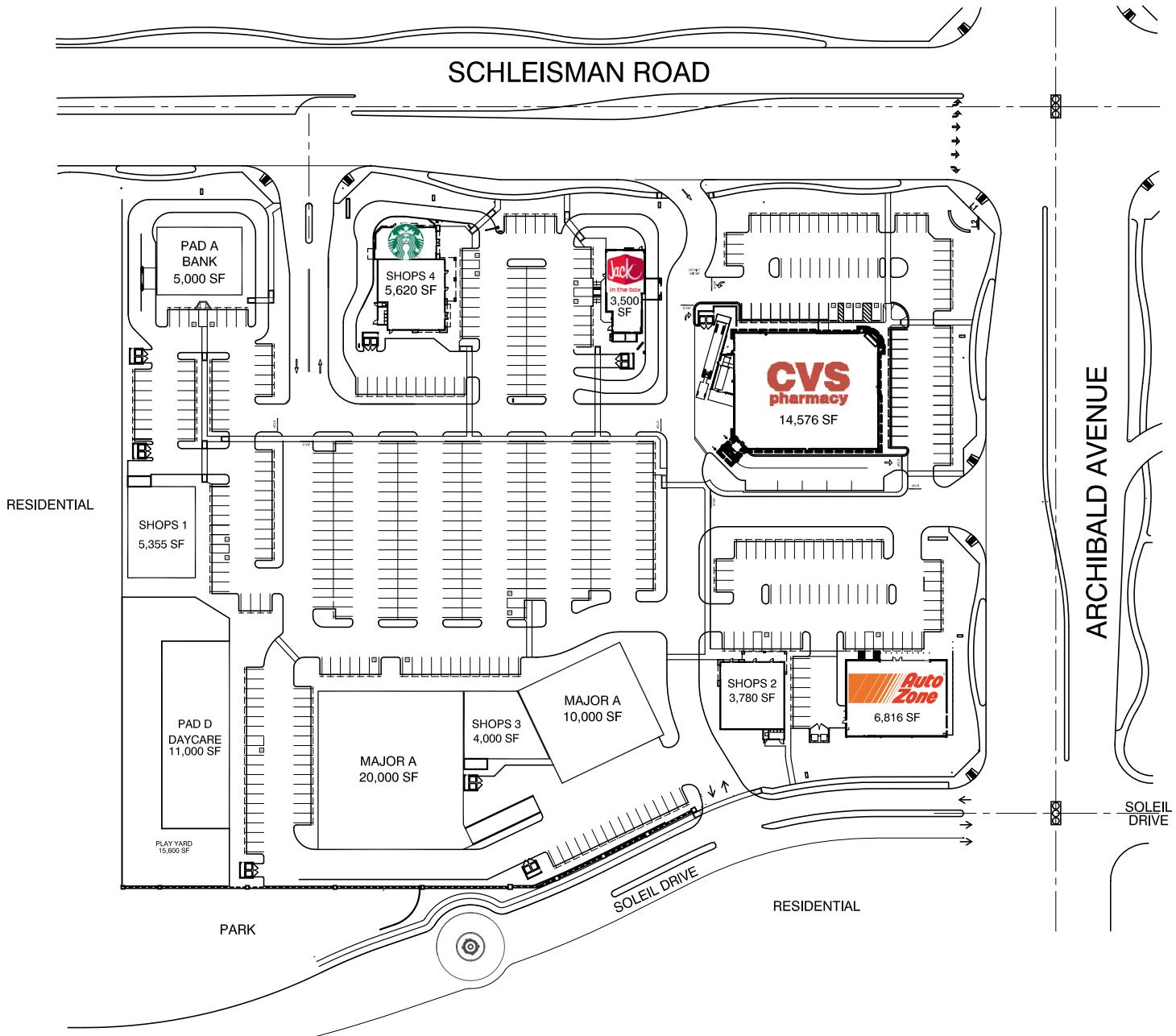
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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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Photo as of September 2011

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DEMOGRAPHICS

Description	0.00 - 1.00 miles Radius 1		0.00 - 3.00 miles Radius 2		0.00 - 5.00 miles Radius 3	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projection	18,766		65,783		172,029	
2011 Estimate	16,094		57,329		154,913	
2000 Census	896		13,673		97,553	
1990 Census	757		11,860		80,034	
Growth 1990 - 2000	18.36%		15.29%		21.89%	
Households						
2016 Projection	4,869		16,668		42,593	
2011 Estimate	4,211		14,545		38,310	
2000 Census	231		3,099		24,441	
1990 Census	205		2,782		19,773	
Growth 1990 - 2000	12.68%		11.39%		23.61%	
2011 Est. Population by Single Classification Race	16,094		57,329		154,913	
White Alone	8,563	53.21	32,668	56.98	86,893	56.09
Black or African American Alone	779	4.84	2,828	4.93	11,828	7.64
American Indian and Alaska Native Alone	357	2.22	1,065	1.86	2,077	1.34
Asian Alone	492	3.06	1,516	2.64	7,613	4.91
Native Hawaiian and Other Pacific Islander Alone	63	0.39	195	0.34	478	0.31
Some Other Race Alone	4,524	28.11	15,054	26.26	36,952	23.85
Two or More Races	1,316	8.18	4,004	6.98	9,072	5.86
2011 Est. Population Hispanic or Latino	16,094		57,329		154,913	
Hispanic or Latino	8,974	55.76	31,197	54.42	77,344	49.93
Not Hispanic or Latino	7,119	44.23	26,132	45.58	77,569	50.07
2011 Tenure of Occupied Housing Units	4,211		14,545		38,310	
Owner Occupied	2,525	59.96	9,562	65.74	27,412	71.55
Renter Occupied	1,686	40.04	4,983	34.26	10,898	28.45
2011 Average Household Size	3.81		3.73		3.66	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	4,211		14,545		38,310	
Income Less than \$15,000	193	4.58	675	4.64	1,813	4.73
Income \$15,000 - \$24,999	285	6.77	958	6.59	2,121	5.54
Income \$25,000 - \$34,999	403	9.57	1,261	8.67	2,914	7.61
Income \$35,000 - \$49,999	590	14.01	2,050	14.09	5,008	13.07
Income \$50,000 - \$74,999	702	16.67	2,854	19.62	8,044	21.00
Income \$75,000 - \$99,999	647	15.36	2,167	14.90	6,328	16.52
Income \$100,000 - \$124,999	367	8.72	1,344	9.24	4,454	11.63
Income \$125,000 - \$149,999	317	7.53	1,042	7.16	2,836	7.40
Income \$150,000 - \$199,999	290	6.89	926	6.37	2,523	6.59
Income \$200,000 - \$499,999	416	9.88	1,190	8.18	2,106	5.50
Income \$500,000 and over	0	0.00	78	0.54	161	0.42
2011 Est. Average Household Income	\$96,006		\$94,311		\$90,410	
2011 Est. Median Household Income	\$72,564		\$70,394		\$72,680	
2011 Est. Per Capita Income	\$25,165		\$24,405		\$23,334	
2011 Median HH Inc by Single Race Class or Ethn						
White Alone	69,412		69,823		74,469	
Black or African American Alone	200,000		110,714		78,252	
American Indian and Alaska Native Alone	47,981		53,013		58,000	
Asian Alone	158,741		156,284		92,515	
Native Hawaiian and Other Pacific Islander Alone	58,333		58,929		54,605	
Some Other Race Alone	79,502		73,130		67,573	
Two or More Races	50,417		55,303		62,557	
Hispanic or Latino	60,165		61,580		63,044	
Not Hispanic or Latino	85,951		82,755		82,962	



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